REAL ESTATE AT AUCTION



Established 1866

Jere Johnson Jr. Co., Jun Johnson Jr. Co., Brooklyn. Pioneer Real Estate **AUCTIONEERS.**



Saturday, June 7th 2 P. M., on the premises, rain or shine.

EXECUTORS' SALE

of the exceptionally desirable property belonging to the Simonson Realty Co. TO CLOSE THE ESTATE OF

F. DE HASS SIMONSON, DEC'D Who Was the Principal Owner of the Stock of Said Corporation.

By Order of the Executors 218 BUILDING LOTS INCLUDING EXTENSIVE FRONTAGES ON

QUEENS BOULEVARD & GRAND ST.

THE INTERSECTION OF WHICH TWO THOROUGHFARES CONSTITUTES THE HUB OF THE BOROUGH, AND ON

Maurice Ave., Corona Ave., Etc.

In Elmhurst, about 3 miles from Queensboro Bridge. DIRECT 5. CENT TRANSIT FROM MANHATTAN AND VARIOUS SECTIONS OF BROOKLYN 66 2-3% MAY REMAIN ON MORTGAGE.

SEND FOR ILLUSTRATED MAPS. Additional information from Alfred S. Brown, Esq., Attorney for I state, 62 William St., New York; Simonson Realty Co., Arcanum Bailding, Broadway (Grand St.), Elmhurst, within a stone's throw of the property, or the Auctioneers.

Tuesday Night, June 10th

8 o'clock, in Brooklyn Real Estate Exchange, 189 Montague St., Bklyn.

POSITIVE AUCTION 64 BAY RIDGE LOTS

6th, 7th, 10th and Fort Hamilton Avs., 81st, 82d, 83d and 84th Streets,

in the most active, accessible and attractive section of Brooklyn. CLOSE TO FOURTH AV. SUBWAY

All the above streets have been legally opened and the assessments for the

EASY TERMS.

The titles to all the above two properties are insured without expense to purchasers by the TITLE GUARANTEE & TRUST CO. Call, Write or Phone for Full Details

Jere Johnson Jr. Co., Auctioneers 193 Montague St., Brooklyn. Telephone Main 1238.

New York Title Co. to Issue More Capital Stock

tockholders To Be Given Privlege of Subscribing to Authorized Stock at Par Value

The board of directors of the New ork Title and Mortgage Company, at

Cows in Malta Made

Introduced by Queen Marie, Rent Situation Is They Were as Rare a Sight

Children's Eyes Bulge and when the stopping place was reached were turned out on any available bit of grassland.—Detroit News.

Even royal persons attain real great- John Crawley the three story dwelling for several years in an effort to accomork Title and Mortgage Company, at a regular monthly meeting last week, used a resolution offering to the ampany's stockholders of record on small and the highest esteem for Joseph P. Day & Co. were the brokers.

Irs. Charlotte Roze Langdon New Owner

Of Astor Chandler Place at Great Neck Rheinstein & Hass, builders, have The James C. Crane property at League's exhibition the year following natington was purchased last week Mrs. August Egerer, of this city, rough I. G. Wolf. The house was a first prize at the Architectural Drive and 200 feet on Nassau Drive.

Reference Hass, builders, have been selected for this ticklish understainington, and on account of its magnificent landscaped gardens has been sington, and on account of its magnificent landscaped gardens has been sington, and on account of its magnificent landscaped gardens has been sington, and on account of its magnificent landscaped gardens has been sington, and on account of its magnificent landscaped gardens has been used many times by moving picture concerns to take special scenes.

Mrs. Egerer expects to occupy the house shout July 1.

Large 5th Avenue Suite Pease & Elliman have leased an apartment of fourteen rooms and four

baths in 1067 Fifth Avenue to T. Whitney Blake.

Dwelling Houses Leased

Douglas L. Elliman & Co. have leased for W. S. Groesbeck Fowler 125 East Ninety-fourth Street, a three-story dwelling to Colonel Latham R. Reed; for Bernard Feifer, 116 Eighty-second Street, a three-story private house, to Street, a three-story private house, to Miss Edith Totten, and for Mrs. Fred S. Lee, 144 East Sixty-fifth street, a

Leffingwell, assistant treasurer of the United States.

Pease & Elliman have cased for the New York Trust Company, as trustees to Elwyn W. Poor, the four-story and basement dwelling at 57 East Sixty-seventh Street.

E. M. Ramsdell Buys

R. DOWLING has been a successful real estate operator since he was 21 years old. He knows the Washington Heights district and the opportunities this Estate of

James Gordon Bennett

offers at the

ABSOLUTE AUCTION SALE

500 LOTS

Located on Broadway, Bennett ave., Ft. Washington ave., Pine-hurst ave., Northern ave., Riverside Drive, just north of 181st st. Each lot to be sold separately on

TUESDAY, JUNE 10th

At 12 Noon at Exchange Salesrooms, 14 Vesey St. Investing Company. Mr. Dowling stated yesterday that this particular sale was an opportunity of a lifetime, as the late Mr. Bennett would never put a price on his Estate, and that this sale would open up a district that has waited for this auction to develop it.

GO VISIT THIS PROPERTY TO-DAY! Take any Interboro Broadway Subway Car. Get off at 181st Street Station.

There will be representatives on the property with bookmaps. Walk through and around this property. Any one with a little money can own one of these lots. Make your different selections with the full knowledge that this sale is an absolute one to the highest bidder regardless of price—but do not spend too much time thinking about it, ACT—BUY. Savings Bank books, also Liberty Bonds at market value will be taken as deposit at this sale.

Terms: $\begin{cases} 50\% & \text{at } 4\frac{1}{2}\% \\ 60\% & \text{at } 5\% \\ 70\% & \text{at } 5\frac{1}{2}\% \end{cases}$ Of the purchase price may remain on bond and mortgage for three years. Title policies of the Title Guarantee and Trust Company free to purchasers.

I am sure you can have no regrets.

Send for Booklet.

31 Nassau St., New York City.

ROBERT E. DOWLING

Real Estate Operator, President City



Telephone Rector 6500.

ARGUMENT

You are paying about 50% more for your suits of clothing, 40% more for your shirts, 70% more for your shoes, 25 to 50% more for your rent; in fact, this applies to practically everything for which there has been a demand in the last three years, and of which there has been a shortage, but there has been no building during that time and there has been no demand for vacant lots. Therefore, the price of vacant lots has not risen. Every Governmental agency now is endeavoring to start a building boom, and there will be a tremendous demand for good New York City lots in the near future. Therefore, the price will rise like the price of everything else. Get in and buy and take advantage of the jump in price that is bound to come. This is practically the last big estate in Manhattan which will be broken up into parcels and sold in lots separately where you will name your own price.

You can buy such Manhattan Island, New York City lots to be offered at this James Gordon Bennett Estate Sale, where the City of New York is built up to it, around it, and beyond it with large apartment houses and fine New York City Homes.

Real Estate is the last thing to go down in price and the last thing to go up. Everything else has gone up, including apartment houses, office buildings, residences and rents. Vacant land is only just starting. Buy these lots now at your own price at this James Gordon Bennett Estate sale. There are only so many lots on Manhattan Island. Every lot you buy at this sale makes so much less of it. Be a trust in a little way. Own some of it, and let the great City of New York work for you. SAVINGS BANKS PAY YOU 3½% or 4% interest. They invest their money to pay you this interest by making loans on improved apartment houses and homes on lots such as these.

The logical conclusion of all this is that you should make very speedily 40% to 50% on every dollar you invest at this sale.

Think deeply of this. ACT! BUY!

accompanied everywhere by a couple New Factory To Be Built of Jersey cows. Whenever the com-Around Large Old One mander in chief's train moved, the cows were put aboard a forry under the care of a Guernsey cowherd-a private of Hoboken Concern Hopes to the Royal Guernsey Light Infantry. They followed slowly after the train,

Solve Space Dilemma in This Novel Way

Building a new factory around an old one without interrupting the conduct of business is to be tried in Hoboken. It has been done before, but not Helping Dwelling Sales on such a large scale. R. Neuman & James H. Cruikshank has sold to been adding buildings to their plant Rumania in the highest esteem for ay 29, 1919, the right to subscribe, this reason. There were no cows in Malta when the Duke and Duchess of rata, at par, to the company's stock, amounting in all to easily stock, amounting in all to the sisue at this time of the baltee of the company's authorized capital and surgest of the company's authorized capital stock of the company's to Malter as elephants would be to street them from the stock of the company's to Malter as elephants would be to Starrett & Start Nathan, 168 East Ninety-third Street, a three story, high stoop dwelling, on lot 19.6x100, to a client for investment. The seller was represented by Zalkin & Cohen.

The season. There were no cows in Malta when the Duke and Duchess of Capital Street, a four story American basement dwell-ing, on lot 14ffl100, to Oscar Ladner, who will occupy.

M. H. Tropauer has sold for Mrs. Sarah Nathan, 168 East Ninety-third Street, a three story, high stoop dwelling, on lot 19.6x100, to a client for investment. The seller was represented by Zalkin & Cohen.

The issue at this time

tomary in Malta, a loose stone wall to the requirements for building any are placing an unusual demand a the title and mortgage companies. New York.

The directors consider the time ontune to use new capital, not only folded profit to the stockholders, but provide the company's patrons with oader service.

The directors consider the time ontune to use new capital, not only folded profit to the stockholders, but provide the company's patrons with oader service.

To mary in Malta, a loose stone wall to mary in Malta, a loose When this is completed another section of the old plant will be removed and a new structure erected in its place and hitched up to the first one. This will continue until the entire plant has been removed and a new one

baths in 1067 Fifth Avenue to T. Whit-

The Duross Company have leased the The Duross Company have leased the four-story brownstone house, 468 West Twenty-second Street, for Peter G. Watson, to L. J. McNamara for a term of years; also the four-story house at 460 West Twenty-second Street to Lucy

At White Plains The Robert E. Farley Organization has sold for E. F. Leash his residence on Fisher Avenue, White Plains, N. Y., to E. M. Ramsdell.

Why You Should Live

At "Shore Acres"

Shore Acres is a well known highly improved and restricted development with all year 'round homes and located directly on Long Island Sound between Rye and Mamaroneck, the best part of Westchester

It is but 39 minutes from Grand Central Station with over a hundred trains every day.

BECAUSE

It is directly on the water, with fine Club House and bathing beach, affording excellent facilities for aquatic sports.

It is but five minutes' motor or ten minutes' walk The terms are most reasonable.

You can go to this auction sale, select your plot and purchase at your own price. GO TO-DAY AND SEE FOR YOURSELF AND

> Then You Will ATTEND THE

ABSOLUTE AUCTION SALE

TO THE HIGHEST BIDDERS WITHOUT RESERVE Saturday, June 14, 1919

Commencing at 1:30 P. M. on the premises, rain or shine

"SHORE ACRES"

The Gem of the Long Island Sound

329 Sound Shore Villa Plots HIGHLY IMPROVED AND RESTRICTED

Unsurpassed for Unique Location, Picturesqueness and Accessibility

Directly on the Long Island Sound, Rye & Mamaroneck Westchester County

60% MAY REMAIN ON MORTGAGE.

Auctioneer

ARTHUR C SHERIDAN, Inc.

152 Broadway GEO. R. READ & COMPANY 30 Nassau St. and 3 East 35th St.

Agent

To Insure Insertion in the Real Estate Section of

The Tribune

on Sunday advertising copy must be in The Tribune Building not later than 2 P. M. on Saturday.

An effort will be made to insert all Real Estate advertising in the Real Estate Section. Advertisements received too late will be carried in the Main Section under proper classifications.

Commence of the second of the

REAL ESTATE BOROUGH OF MANHATTAN

REAL ESTATE BOROUGH OF MANHATTAN

The Cross & Brown Co. have been authorized to offer FOR SALE

The Real Estate Holdings

OF THE LATE John S. Huyler

Among which are the following valuable properties N. W. Corner 72d St. 17 West 67th St. and West End Av.

Size 80.6 ft. x 115 ft. FOR IMPROVEMENT There are four 4-story and, basement grey stone

communicating houses on the premises 8 West 72d St. Dwelling, 4-story and basement, Size 25 ft. x 100 ft.

Subject to lease.

Garage 25 ft. x 100.5 ft. 6 stories front and 3 stories rear. 530 West 143d St.

Dwelling, 3 story and basement. Size 17.11 ft. x So. Side 211th St. 92 ft. West of Amsterdam av.

Suitable for apartments. For full details of these and other properties, prices, terms, etc., address CROSS & BROWN CO. 18 East 41st St., New York

> FOR SALE BRICK BUILDING

3-Story and Basement 10,500 Square Feet

ONE BLOCK TO SUBWAY & ELEVATED STATION 12 MINUTES TO GRAND CENTRAL

WM. D. BLOODGOOD & CO., Inc. BRIDGE PLAZA, LONG ISLAND CITY Sole Agents. Brokers Protected.

For Sale 45-47 Crosby St.

50x100, 7 story Loft Building. Equipped with 100% Spr system. Present rent \$11,600 proposed Canal street tunnel. Attractive Price and Terms Can Be Arranged

Lester J. Robinson WOOLWORTH BUILDING

Just Across 42d St. Ferry, tory; garage; of about 13,750 square feet of land beautiful solurban beam within the reflected light of Manbattan. For price, etc. see WOOD DOLSON COMPANY, INC., 2,240 Broadway, cor-ner 80th st.

Private House-Bargain Four story, brown stone; four bath lient physical condition, located one om Central Park; price \$42,900; Goodwin & Goodwin, 148 W. 57th St.

TO LET FOR BUSINESS PURPOSES OFFICES.—6.100 SQ FT IN HIGH CAST BUILDING ON FORTY-SECOND AST EAST OF FIFTH AVENUE RENT \$12.000 CUSHMAN & WAKEFIELD, INC., 50 EAST 62ND STREET. ECROUCH OF BROOKLAN

Buy a

Macaday House Manhattan Beach

Houses Being Constructed. Several Ready to Look At. Prices on Application.

